



## Dimosons

4/214 Princes Highway, ALBION PARK RAIL

 3  2  1

Price: \$509,000

## Fast Facts



- 
- • 3 bedroom, 2 bathroom modern house in small complex
- • Single car garage with internal access
- • Freestanding design - maximum privacy
- • Spacious, tiled open plan living/dining/kitchen area
- • Gleaming kitchen with gas and stainless steel appliances
- • Full bathroom on each level
- • Outdoor entertaining courtyard
- • Close to train and short drive to Shellharbour/Wollongong

## Description



### Ultra-modern easy-care house!

**Be quick to grab this sleek contemporary house in a small block, with excellent proximity to the train, shopping and much more&hellip;**

- • 3 bedroom, 2 bathroom modern house in small complex
- • Single car garage with internal access
- • Freestanding design - maximum privacy
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Come home to the modern peace of mind that this double storey house provides - in a complex of just four and offering flexible low maintenance living options.

It's all right here - with a generous single car garage providing secure internal access inside (along with rear access for the laundry). Once indoors, you'll love the clean lines and modern look of the tiled open plan living area. At one end, the kitchen offers a sit-up bench, stainless steel appliances and gas cooking, while entertaining is made easy with direct access out to a private, sunny courtyard from the living area.

But the downstairs story isn't complete yet. A full bathroom resides on this level - with freestanding bath and separate shower, as well as a bedroom that offers a walk-in wardrobe. In fact, for a single person or couple, it's possible to live entirely on this level!

Upstairs, two more generously sized bedrooms await - carpeted and including excellent built-in wardrobes. Another modern bathroom services this level, while vertical blinds dress the windows and downlights illuminate throughout.

The final star of the show here is location - just a few hundred metres from Albion Park train station and offering easy access to Shellharbour's shopping or Wollongong's CBD. Plus, with the current highway bypass underway, this area looks set to enjoy a quieter future - a positive for long term buyers.

Don't miss out on this modern, low-maintenance opportunity. Contact the Dimosons Sales Team today on 4258 0088.

## Inclusions



### External

- - Brick and clad construction

### Car Accommodation

- - Single car garage

### Entry

- - Wooden front door with glass panels

### Living Room/Dining

- 
- • Tiled flooring
- • Downlights
- • Open plan kitchen/dining/living
- • Vertical blinds
- Access to alfresco area

## Kitchen

- 
- • Tiled flooring
- • Double sink
- • Gas cooktop
- • Stainless steel appliances
- • Large fridge space
- Ample storage

## Bedroom 1

- 
- • Carpet flooring
- • Downlights
- • Mirrored built in wardrobe
- Vertical blinds

## Bedroom 2

- 
- • Carpet flooring
- • Downlights
- • Mirrored built in wardrobe
- Vertical blinds

## Bedroom 3

- 
- • Carpet flooring
- Downlights

- 
- • Walk in wardrobe
- Vertical blinds

## Bathroom 1 (downstairs)

- 
- • Tiled floor
- • ½ wall tiles
- • Single sink vanity with storage
- • Large wall mirror
- • Freestanding bath tub
- • Shower
- • Toilet
- Vertical blinds

## Bathroom 2 (upstairs)

- 
- • Tiled floor
- • ½ wall tiles
- • Single sink vanity with storage
- • Large wall mirror
- • Freestanding bath tub
- • Shower
- • Toilet
- Vertical blinds

## Other Features

- 
- • Alfresco area
- Close to public transport, schools and shopping

## Outgoings

### Council Rates:

#### **Wollongong City Council**

\$355.00 per quarter

### Water Rates:

#### **Sydney Water**

\$172.04 per quarter

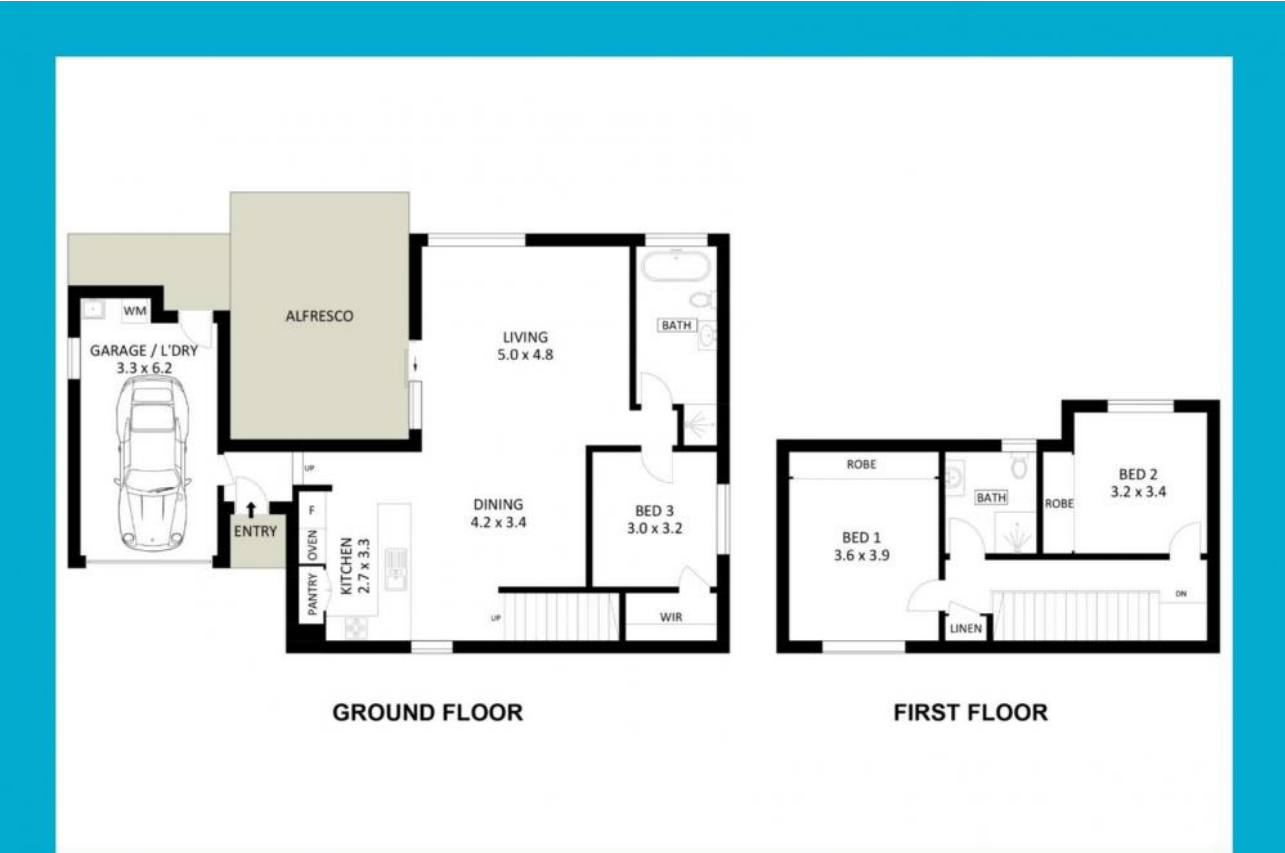
### Strata Levies:

#### **Chris Darby Strata**

\$585.00 per quarter



Floor Plan 1



## About Albion Park Rail



Albion Park Rail is a suburb of Shellharbour, situated in the Macquarie Valley (Shellharbour). The South Coast railway line was opened to the railway station and Bombo in 1887. At the time the nearest town was Albion Park, several kilometres away. Over time, houses were built around the railway station, and Albion Park Rail developed into a town in its own right, and with its own name.

Albion Park Rail has a community area set up with a community centre, playing fields and a recently built skatepark. Albion Park Rail is located along the shores of Lake Illawarra, near Koona Bay. It is a fifteen-minute drive on the freeway to Wollongong.

Albion Park Rail is the site of the Illawarra Regional Airport which is the location of the Historical Aircraft Restoration Society.

## Relevant Documents



### Links

[Download Draft Contract](#)

<https://dimosons.com.au/property/properties-for-sale/townhouse-for-sale-4-214-princes-highway-albion-park-rail-nsw-2527>

[Download Rental Appraisal Letter](#)

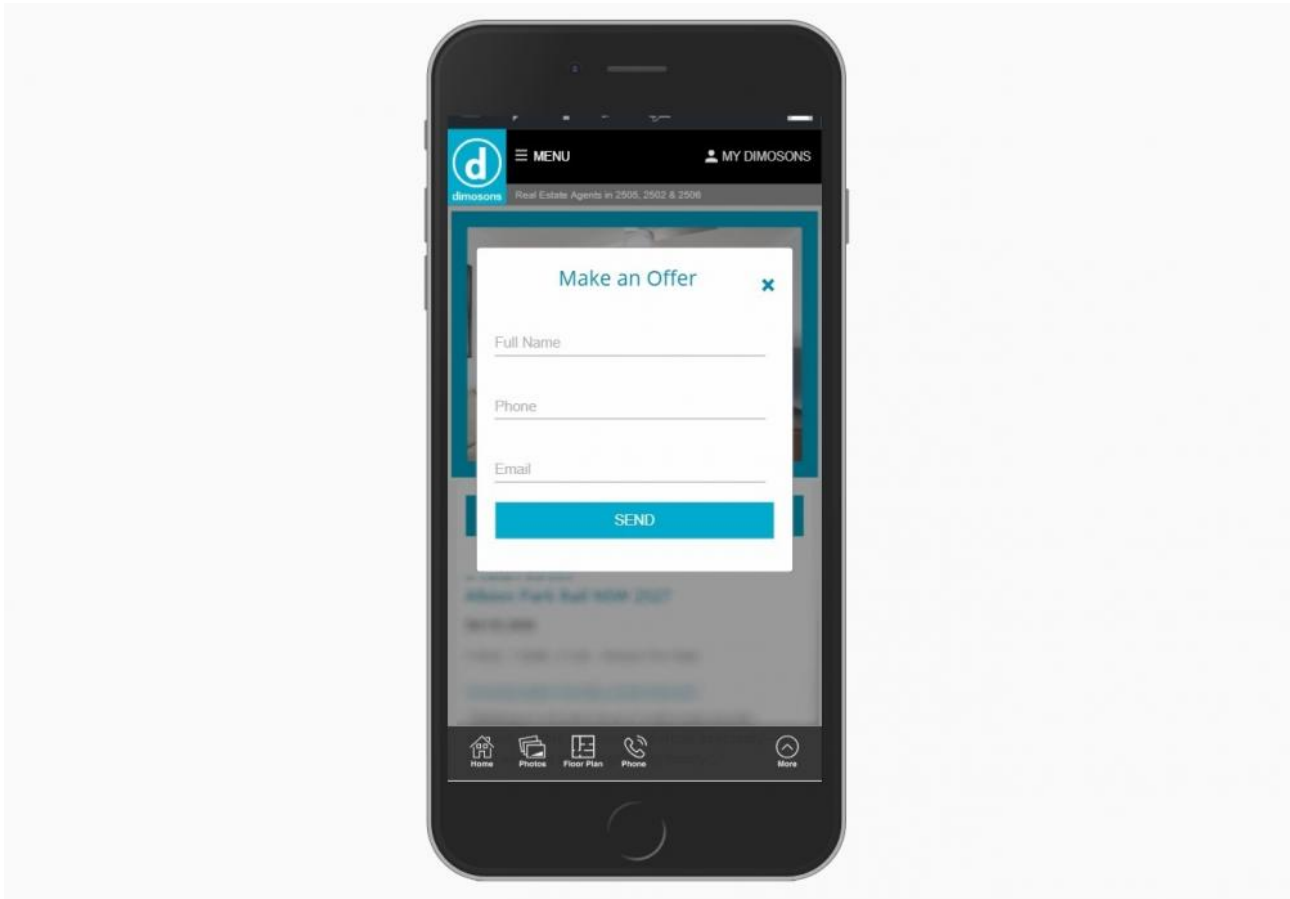
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## Make An Offer



**To make a formal offer on this property, please follow the link below and complete the Make An Offer form. We will give you a call to discuss your offer further.**

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty. Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

### Links

[Make An Offer](#)

<https://dimosons.com.au/property/properties-for-sale/townhouse-for-sale-4-214-princes-highway-albion-park-rail-nsw-2527>

## About Dimosons



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Our experience, track record & strength of brand puts you in the perfect position to achieve the best possible price for your property.

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#### Links

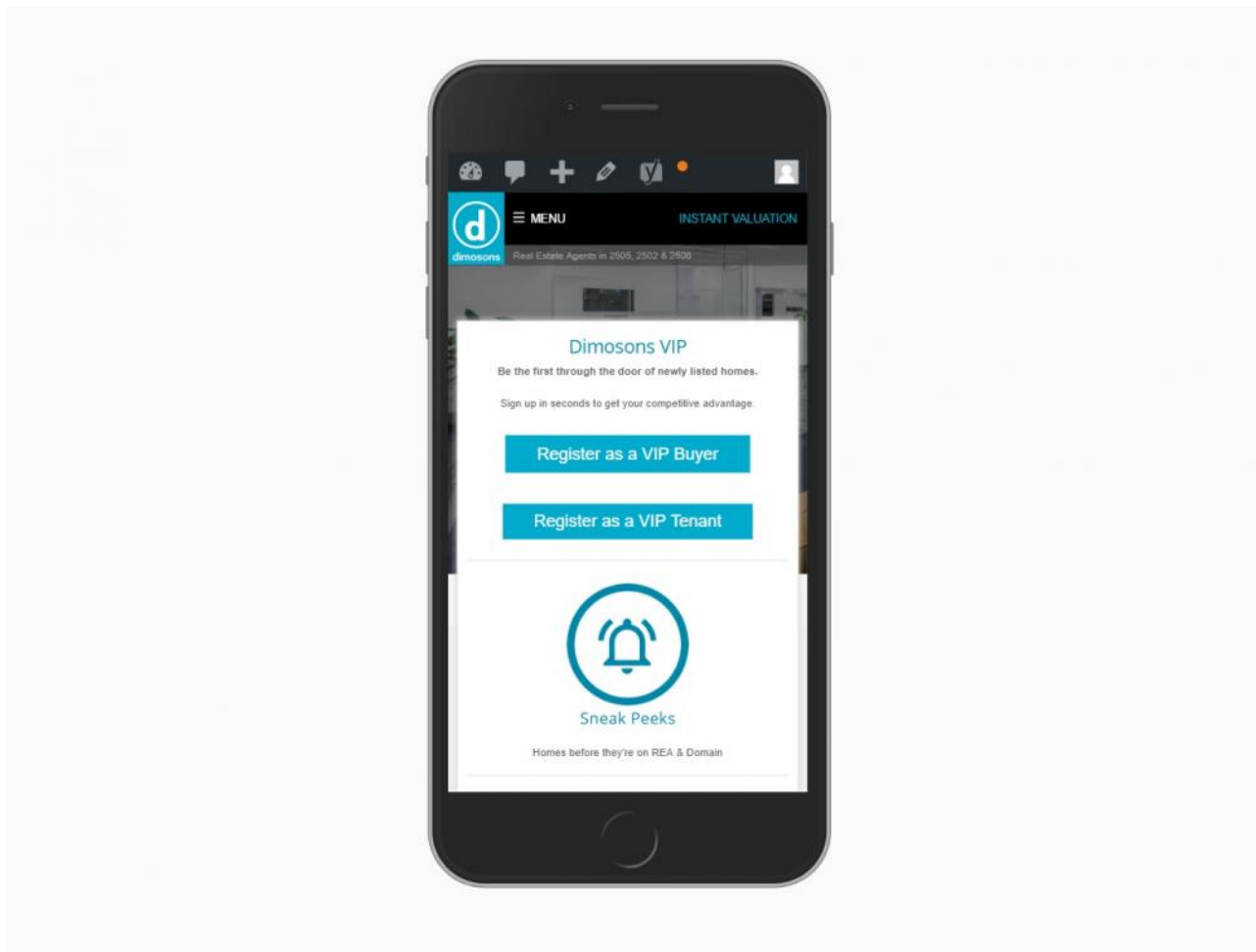
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## Contact Dimosons Sales



### Dimosons Sales

**Dimosons Real Estate**

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Email: [sales@dimosons.com.au](mailto:sales@dimosons.com.au)



Web: <https://dimosons.com.au>

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